

JUN 14 3 25 PM 1961

STATE OF SOUTH CAROLINA

MORTGAGE OF REAL ESTATE

~~COUNTY OF GREENVILLE~~

GREENVILLE COUNTY

To All Whom These Presents May Concern:

I, Hugh D. Crain

SEND GREETINGS

WHEREAS, I, the said Hugh D. Crain

in and by MY certain promissory note, in writing, of even date with these presents, am well and truly indebted to WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION in the full and just sum of SIX THOUSAND and no/100--- (\$ 6,000.00 ) Dollars,

with interest at the rate of six ( 6 % ) per centum per annum, to be repaid in installments of

Fifty and 64/100--- ( \$ 50.64 ) Dollars upon the first

day of each and every calendar month hereafter until the full principal sum, with interest, has been paid. Said monthly payments shall be applied first to the payment of interest, computed monthly on the unpaid balance, and then to the payment of principal; said note further providing that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty (30) days, or failure to comply with any of the By-Laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note shall, at the option of the holder thereof, become immediately due and payable, who may sue thereon and foreclose this mortgage; said note further providing for a ten per cent attorney's fee besides all costs and expenses of collection, to be added to the amount due on said note, and to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection; or if said debt, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by said note, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That I, the said Hugh D. Crain

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, according to the terms of

said note, and also in consideration of the further sum of Three Dollars to me, the said

Hugh D. Crain

in hand well and truly paid by the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the signing of these presents (the receipt whereof is hereby acknowledged), have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said WOODRUFF FEDERAL SAVINGS AND LOAN ASSOCIATION, the following described property, to-wit:

"All that certain piece, parcel or lot of land, with all improvements thereon, or to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Highland Township, on the west side of the Highway no. 101, Highland to Greer Road, and containing Two Acres, more or less, and having the following Metes and Bounds: Beginning at a corner of lands now or formerly owned by T. M. Crain and Lesil Bomar, in S. C. State Highway No. 101 and running thence with Bomar line S. 59-00 W. 417.4 feet to an iron pin; thence N. 28-00 W. 209 feet to iron pin in field; thence N. 59-00 E. 417.4 feet over iron pin on Highway R. O. W. to point in Highway; thence with Highway S. 28-00 E. 209 feet to beginning corner. This land is part of the same land conveyed to T. M. Crain by Carroll H. Bomar and others by deed recorded in the R. M. C. Office for said County in Vol. 357, page 131. And being the same property which was conveyed to mortgagor herein by T. M. Crain by deed dated May 23, 1961, which deed will be recorded forthwith in the said office.